

## \$409,900 - 4073 Alexander Way, Edmonton

MLS® #E4429857

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Allard, Edmonton, AB

FIND YOUR WAY HOME to this beautifully maintained and freshly updated gem in the heart of Allard. Owned by the original homeowners, this turnkey property has just been repainted and features professionally cleaned carpets and furnace, making it move-in ready for its next chapter. The bright and functional layout includes sleek stainless steel appliances, a low-maintenance front yard, and a warm, welcoming feel throughout. You'll love being steps from Allard Park, the Community Rink, and Dr. Lila Fahlman School, making this a perfect location for families or anyone who values walkable amenities. Quick access to QE2 Highway ensures an easy commute or fast getaways. Whether you're looking for your first home or a smart investment, this one checks all the boxes. Immediate possession is available—all that's left to do is move in and start enjoying your new home in this family-friendly and connected neighborhood.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429857  |
| Price     | \$409,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4073 Alexander Way |
| Area        | Edmonton           |
| Subdivision | Allard             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C6            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit |
| Parking Spaces | 3   |
| Parking        | Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, |

|              |  |
|--------------|--|
|              | Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl  |
| Foundation   | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 55         |
| HOA Fees       | 135             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 21st, 2025 at 5:02am MDT